

SNAPSHOT of HOME Program Performance--As of 09/30/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Jefferson County

State: AL

PJ's Total HOME Allocation Received: \$16,269,089

PJ's Size Grouping*: C

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
Program Progress:				PJs in State: 7			
% of Funds Committed	93.18 %	96.66 %	5	94.94 %	37	36	
% of Funds Disbursed	86.46 %	82.70 %	3	84.35 %	48	50	
Leveraging Ratio for Rental Activities	0.65	1.55	4	4.59	16	13	
% of Completed Rental Disbursements to All Rental Commitments***	100.00 %	85.88 %	1	81.38 %	100	100	
% of Completed CHDO Disbursements to All CHDO Reservations***	74.54 %	71.56 %	5	68.05 %	50	54	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	88.16 %	76.60 %	3	79.65 %	59	65	
% of 0-30% AMI Renters to All Renters***	50.66 %	45.81 %	3	44.76 %	59	62	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	91.93 %	1	94.31 %	100	100	
Overall Ranking:			In State:	3 / 7	Nationally:	52 / 52	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$41,609	\$21,032		\$25,245	152 Units	36.30 %	
Homebuyer Unit	\$27,792	\$20,334		\$14,395	265 Units	63.20 %	
Homeowner-Rehab Unit	\$69,237	\$16,597		\$20,186	2 Units	0.50 %	
TBRA Unit	\$0	\$4,811		\$3,142	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (57 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (194 PJs)

C = PJ's Annual Allocation is less than \$1 million (297 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Jefferson County AL

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$68,463	\$75,122	\$71,737
State:*	\$68,809	\$76,720	\$20,188
National:**	\$88,539	\$71,594	\$22,853

CHDO Operating Expenses:
(% of allocation)

PJ: 3.3 %
National Avg: 1.1 %

R.S. Means Cost Index: 0.86

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	45.4	18.1	0.0	0.0
Black/African American:	53.3	80.8	100.0	0.0
Asian:	0.0	0.0	0.0	0.0
American Indian/Alaska Native:	0.7	0.0	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	0.0	0.0	0.0
Asian/Pacific Islander:	0.7	0.0	0.0	0.0

ETHNICITY:

Hispanic	0.0	1.1	0.0	0.0
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HOUSEHOLD SIZE:

1 Person:	89.5	14.0	0.0	0.0
2 Persons:	9.9	29.8	0.0	0.0
3 Persons:	0.7	26.0	100.0	0.0
4 Persons:	0.0	19.6	0.0	0.0
5 Persons:	0.0	7.9	0.0	0.0
6 Persons:	0.0	1.9	0.0	0.0
7 Persons:	0.0	0.8	0.0	0.0
8 or more Persons:	0.0	0.0	0.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	7.2	12.8	0.0	0.0
Elderly:	91.4	5.7	50.0	0.0
Related/Single Parent:	0.0	61.9	50.0	0.0
Related/Two Parent:	0.0	17.4	0.0	0.0
Other:	1.3	2.3	0.0	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	40.8	0.0 [#]
HOME TBRA:	1.3	
Other:	0.0	
No Assistance:	57.9	

of Section 504 Compliant Units / Completed Units Since 2001 14

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Jefferson County

State: AL

Group Rank: 52
(Percentile)

State Rank: 3 / 7 PJs

Overall Rank: 52
(Percentile)

Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.00%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.30%	74.54	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	88.16	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 89.50%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.060	2.23	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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